

10/17/11 - Monday, October 17, 2011

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of October 17, 2011

City Hall, Council Chambers, 7:00 p.m.

Members Present: Messrs. Klinkhammer, FitzGerald, Kayser, Hibbard, Duax, Larson, Strobel, Weld

Staff Present: Messrs. Tufte, Reiter, Genskow, Ms. Noland

The meeting was chaired by Mr. Kayser.

1. COMPREHENSIVE PLAN AMENDMENT “ Five-year Work Program

Mr. Tufte presented an ordinance amending the Eau Claire Comprehensive Plan. The 2005 Comprehensive Plan calls for a Plan Commission review of this work program every five years. The Plan Commission used former Advisory Committee members and other citizens to formulate an updated work program, which includes major projects listed in the City™s Capital Improvement Plan and projects. The 52 tasks are>

No one appeared for comment.

Mr. FitzGerald moved to recommend approval of the ordinance. Mr. Klinkhammer seconded and the motion carried.

2. SITE PLAN (SP-1126) “ Nestle™s Gateway Office Space

Nestle™s has submitted a site plan for a portable office complex located on the west side of Nestle™s at 5023 Venture Drive. Mr. Larry Willi, facility engineer for Nestle™s, stated that the need for more employees to start up the new facility requires that they find office space. The plan is to use the temporary trailers for 3-4 years while the building is being remodeled.

Mr. FitzGerald moved to approve the site plan with the condition that the trailers be allowed there for a five-year period. Mr. Strobel seconded and the motion carried.

3. SITE PLAN (SP-1127) “ Nestle™s Truax Boulevard Parking and Security

Nestle™s has submitted a site plan for a security gate and parking lot expansion for their facility at 1200 Nestle Avenue. The plan adds to the security fencing site plan which was previously approved by the Commission. The site plan shows an 84-stall contractor/visitor parking lot added to the northwest corner of the site. The curb cuts are modified on 14th Street, with the south curb cut reduced to 24™ in width and the north curb cut widened to 54™ at the property line. Canopies will also be added to the gates.

Mr. Willi again explained the need for fencing and lighting, and that the sprinkler house will provide extra fire protection as another source of water for firefighters.

Mr. FitzGerald moved to approve the site plan with the conditions listed in the staff report. Mr. Strobel seconded and the motion carried.

4. SITE PLAN (SP-1128) “ St. Francis Food Pantry, Addition

St. Francis Food Pantry has submitted a site plan for an addition to the facility at 1221 Truax Boulevard. The site plan shows a 4,480 square foot addition to the rear of the existing 4,400 square foot food pantry. The parking lot is expanded from 10 stalls to 21 stalls.

Rick Beckler, President of the St. Francis Board, appeared in support. He stated that the trash containers are shared with the Erv Smith facility.

Mr. FitzGerald moved to approve the site plan with the conditions listed in the staff report. Mr. Hibbard seconded and the motion carried.

5. SITE PLAN (SP-1129) “ Duplex, 2801-2803 Preston Road

Mr. Duax left the room.

Joel Swanson has submitted a site plan for a duplex to be located at 2801-2803 Preston Road. The plans show a double-car garage parking for each duplex. The front building elevation shows a partially recessed garage with offset and front-facing doors and windows for each unit.

Mr. Joel Swanson appeared in support.

Mr. FitzGerald moved to approve the site plan with the condition listed in the staff report. Mr. Strobel seconded and the motion

carried. Mr. Hibbard voted no.

6. SITE PLAN (SP-1130) “ Eau Claire Automotive Group, Addition

Mr. Duax rejoined the meeting.

Kramer Land Design Studio has submitted a site plan for an addition to Eau Claire Automotive Group™s facility at 3100 Mall Drive. The site plan shows an existing east portion of the building being removed to make room for the addition. The addition is 68™ x 151™ in size, with the floor plan showing office, showroom, and service drive space within it. Mr. Tufte noted that landscape standards encourage a 5™ wide landscape area be provided to separate the parking lot from the sidewalk.

Mr. Mike Keil, owner of Eau Claire Automotive Group, stated that he is comfortable with the staff recommendations, except for the 5™ wide landscaped area which will reduce the space he can display autos. He stated that the only place for landscaping is the north portion of the lot north of the entrance.

David Cihasky, architect, stated that the lights meet the City™s dark sky requirement.

Mr. FitzGerald moved to approve the site plan requiring only a 5™ wide landscape area on the north portion facing Mall Drive, and that a solid concrete wheel stop, 6 in height be provided along the central and south portions of the parking lot adjacent to the sidewalk. Mr. Weld seconded and the motion carried.

7. SITE PLAN (SP-1131) “ Medical Facility, Oakwood Mall Drive

Kramer Land Design Studio has submitted a site plan for a medical facility to be located east of the Oak Leaf facility at 3802 Oakwood Mall Drive. The site plan shows a 22,190 square foot main-level building with an 8,000 square foot look-out basement. The parking lot will provide 151 stalls as required for the facility. A cross-access and parking agreement should be maintained between these two properties.

Rob Majeski, 7855 Jamie Lane, spoke in support of the facility. He expressed his concerns with the maintenance of the fall-out facility located to the north in the pond.

Mr. FitzGerald moved to approve the site plan with the conditions listed in the staff report. Mr. Duax seconded and the motion carried.

8. SITE PLAN (SP-1132) “ Keystone Retail Center, 4732 Golf Road

Ayres Associates has submitted a site plan for the Keystone Retail Center to replace the A&W restaurant at 4732 Golf Road. The building will include 2,400 square feet of restaurant space with patio, and 3,600 square feet of retail space. The required parking is 39 stalls. The site plan shows 55 stalls, which is 6 stalls more than the maximum parking requirement.

Disa Wahlstrand, Ayres Associates, spoke in support and stated that the parking is needed for the restaurant, which has similar parking demand at other locals.

Mr. FitzGerald moved to approve the site plan with the conditions listed in the staff report and including the extra 6 stalls. Mr. Strobel seconded and the motion carried.

9. CAPITAL IMPROVEMENT PLAN 2012-2016 “ City of Eau Claire

Ms. Noland presented a proposed 2012-2016 Capital Improvement Plan. This plan lists projects which are planned by the City and may receive funding in the future years. Ms. Noland reviewed the projects which relate to the Comprehensive Plan and are in conformance with the Comprehensive Plan. It is a requirement that the Plan Commission find that the Plan is consistent with the Comprehensive Plan.

Mr. FitzGerald moved to recommend that the plan is consistent with the Comprehensive Plan. Mr. Klinkhammer seconded and the motion carried. Mr. Hibbard voted no.

10. MINUTES

The minutes of the meeting of October 3, 2011, were approved.

Tom Pearson
Secretary